



Charlotte City Council
Economic Development Committee
Summary
May 24, 2018

COMMITTEE AGENDA TOPICS

- I. Introduction of Tracy Dodson
- II. Eastland Redevelopment (Discussion and Endorsement of Staff Recommendation)
- III. Disparity Study Part II Update (Item deferred to June 28th Meeting)

COMMITTEE INFORMATION

Council Members Present:	James Mitchell, Ed Driggs, Justin Harlow, Matt Newton and LaWana Mayfield
Others:	Mayor Pro Tem Eiselt and Councilmembers Bokhari, Ajmera, Egleston and Winston
Staff Resources:	Tracy Dodson, City Manager's Office Kevin Dick, Economic Development Department Randy Harrington, Management & Financial Services Bob Hagemann, City Attorney's Office
Meeting Duration:	12:00 PM – 1:25PM

ATTACHMENTS

- 1. Agenda – May 24, 2018
- 2. Presentation – Eastland Mall Redevelopment

DISCUSSION HIGHLIGHTS

Chairman Mitchell called the meeting to order and introduced Committee Members, other elected officials, audience attendees and staff presenting.

I. Introduction of Tracy Dodson

Chairman Mitchell introduced and welcomed Tracy Dodson, our new Assistant City Manager for Economic Development who is the new staff resource for the Economic Development Committee.

II. Eastland Redevelopment

Tracy Dodson introduced the Eastland Redevelopment topic and turned it over to Kevin Dick for the presentation. He shared the purpose of the Eastland presentation, vision for Eastland redevelopment, background on the community engagement component, an overview of recommended evaluation considerations and criteria, as well as proposed next steps.

Committee Discussion

Committee Members suggested the following language be added to the evaluation components:

- The word “Destination” as part of the vision for the project should be added(Mitchell)
- The project should serve as a catalyst for redevelopment on the 69 acres, as well as the surrounding area (Newton)
- Consider collective experience of group (Mayfield)

There were also concerns shared about whether there was an RFP/RFQ process opened to developers to submit their proposals for the Eastland project. Kevin Dick gave an explanation on the background history and timeline staff followed, through the direction of City Council following the Jacobs Report Phase I, noting that Phase II would have opened the process for an RFP/RFQ if Council had decided to move forward.

Next Steps Outline:

- Economic Development Committee and Council confirm evaluation criteria (May/June 2018)
- Staff team provides recommendation of a development team to the Committee (June 2018)
- City staff works on MOU for Exclusive Rights to Purchase (MOU) with feedback from Economic Development Committee (July 2018)
- City Council Briefing and Action(August/September 2018)
- City negotiates Purchase Sale Agreement and Public-Private Partnership Agreements (if needed) with preferred Development Team on land sale (August/September 2018 - January 2019)
- Council Action (February 2019)

Councilmember Mitchell thanked the development teams who were present at the meeting for their work thus far on the Eastland project. Two votes were taken on the Eastland Redevelopment item:

VOTE #1: Councilmember Newton made a motion to recommend to the full Council to close the process and limit the evaluation to the four development teams that presented at the March 26th ED Committee meeting AND to allow staff to move forward with the criteria outlined in the presentation to evaluate the Eastland redevelopment proposals. Councilmember Mitchell seconded the motion. The vote was 2-3, with Mitchell and Newton voting for and Mayfield, Harlow and Driggs voting against the motion.

After further discussion, the item was re-introduced and the second vote was as follows:

VOTE #2: Councilmember Newton made a motion to make a recommendation to the full Council to adopt the next steps and close the process and limit the evaluation to the four development teams who

presented at the March 26th ED Committee meeting. Councilmember Mayfield seconded the motion. The vote was unanimous (Mitchell, Mayfield, Newton, Driggs and Harlow).

III. Disparity Study Part II Update

Due to time constraints, this item was deferred until the June 28th meeting.

IV. Meeting Schedule

The Committee also discussed canceling their June 28th meeting and replacing it with two meetings in June to devote more time to the Disparity Study item, Eastland and Business Incentive Grants as well as plans for an Economic Development Committee Retreat in July. It was decided that staff would poll the Committee members on potential dates in June and a potential retreat date in July.

The meeting adjourned at 1:25p.m.